

FOR SALE

📍 18.82± AC Strawfloor Dr | Jonesboro, AR 72404



HALSEY

REAL ESTATE

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Taylor Wilson Realtor®
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870 972 9191
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OPPORTUNITY OVERVIEW

\$950,000.00

PRICE

±18.82 AC

LOT SIZE

R-1 & C-3

ZONING

PROPERTY HIGHLIGHTS

- ✦ Positioned in Jonesboro's fast-growing Western Residential District.
- ✦ Excellent visibility with Parker Rd. and Strawfloor Dr.
- ✦ Zoned for residential or commercial potential.
- ✦ High traffic counts with ~21,000 CPD on I-555 and ~4,100 CPD on Parker Road.
- ✦ Wooded acreage ideal for development opportunities.

ZONING DESCRIPTION

C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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Walnut Street
Baptist Church
Jonesboro, Arkansas

Walmart

NEA BAPTIST
CLINIC

St. Bernards
VILLA

REVIVAL
COUNSELING CENTER

STRAWFLOOR
SELF STORAGE



I-555

PARKER RD

STRAWFLOOR DR

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SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK A, PAGE 72, DATED MARCH 5, 1971.
 - MINOR PLAT, RANSOME ADDITION, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK C, PAGE 70, DATED FEBRUARY 19, 1999.
 - CORNER CERTIFICATE, BY PATRICK W. LEMLEY, P.S. 1549, DATED MARCH 12, 2007.
 - BOUNDARY SURVEY, BY PATRICK W. LEMLEY, P.S. 1549, SLS NO. 20081090010, DATED AUGUST 28, 2008.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 20130307006, DATED JUNE 04, 2012.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 201601052888, DATED NOVEMBER 11, 2015.
 - MINOR PLAT, KARMA KORNOR ADDITION, BY MICHAEL P. MCNEESE, P.S. 1709, RECORDED IN BOOK C, PAGE 276, DATED APRIL 06, 2017.
 - WARRANTY DEED, RECORDED IN BOOK 335, PAGES 730-731, DATED AUGUST 25, 1986.
 - WARRANTY DEED, RECORDED IN BOOK 571, PAGE 911, DATED FEBRUARY 26, 1999.
 - WARRANTY DEED, RECORDED IN BOOK 781, PAGES 650-653, DATED SEPTEMBER 10, 2008.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 320-321, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 322-323, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 324-326, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 820, PAGES 860-861, DATED MAY 17, 2010.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018341, DATED NOVEMBER 25, 2015.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018344, DATED NOVEMBER 25, 2015.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018345, DATED NOVEMBER 25, 2015.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING, BUILDING RESTRICTIONS:
 - STREET SETBACK - 25'
 - INTERIOR SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- FIELD WORK WAS COMPLETED ON MARCH 30, 2017.

LEGAL DESCRIPTION (AS-SURVEYED):

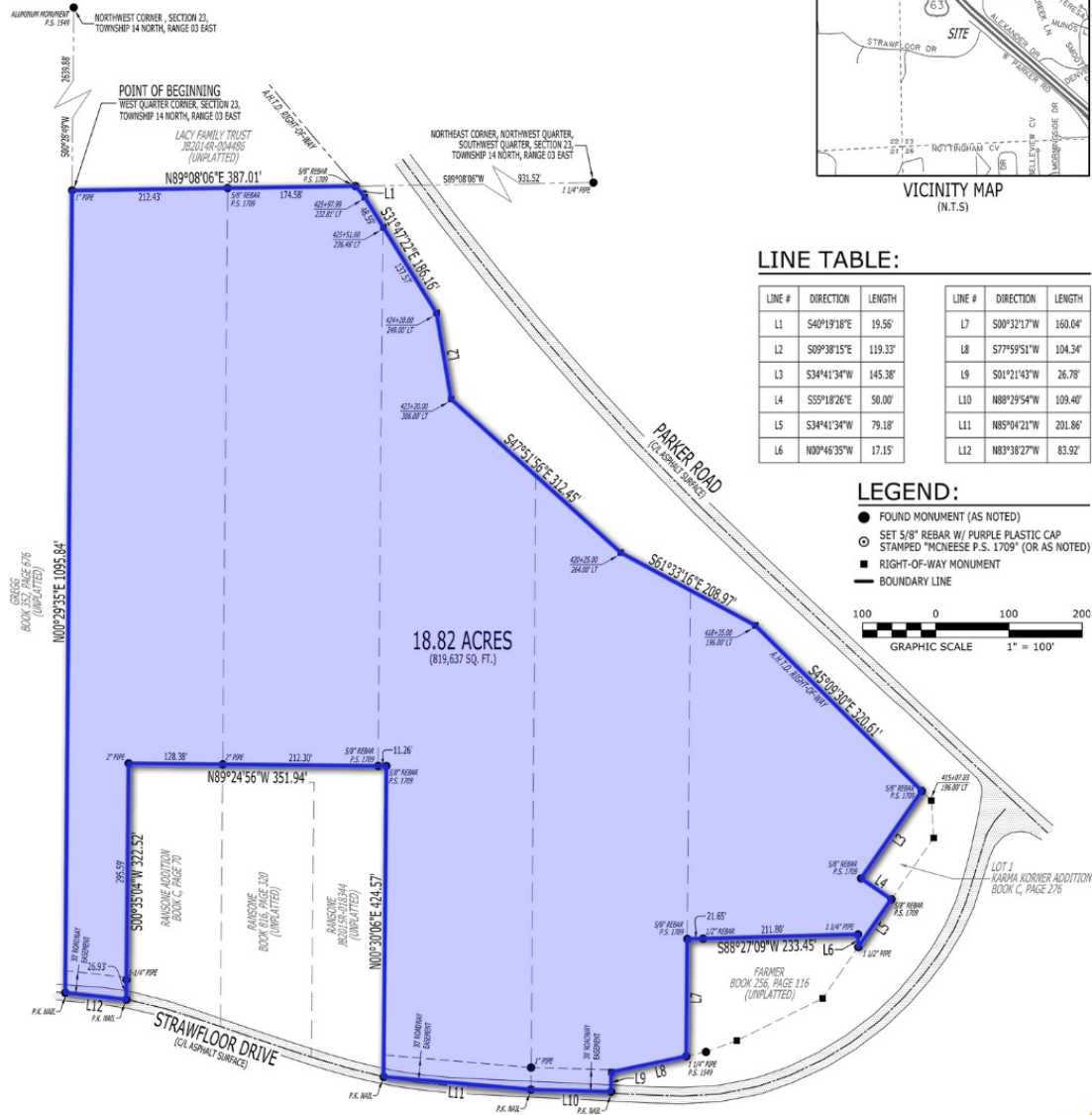
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°08'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 387.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 40°19'18" EAST, 19.56 FEET; SOUTH 31°47'22" EAST, 186.16 FEET; SOUTH 09°38'15" EAST, 119.33 FEET; SOUTH 47°51'56" EAST, 312.45 FEET; SOUTH 61°33'16" EAST, 208.97 FEET; SOUTH 45°09'30" EAST, 320.61 FEET; THENCE SOUTH 34°41'34" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 145.38 FEET; THENCE SOUTH 55°18'26" EAST, 50.00 FEET; THENCE SOUTH 34°41'34" WEST, 79.18 FEET; THENCE NORTH 00°46'35" WEST, 17.15 FEET; THENCE SOUTH 88°27'09" WEST, 233.45 FEET; THENCE SOUTH 00°32'17" WEST, 160.04 FEET; THENCE SOUTH 77°59'51" WEST, 104.34 FEET; THENCE SOUTH 01°21'43" WEST, 26.78 FEET TO THE CENTERLINE OF STRAWFLOOR DRIVE; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 88°29'54" WEST, 109.40 FEET; NORTH 85°04'21" WEST, 201.86 FEET; THENCE NORTH 00°30'06" EAST, LEAVING SAID CENTERLINE, 424.57 FEET; THENCE NORTH 89°24'56" WEST, 351.94 FEET; THENCE SOUTH 00°35'04" WEST, 322.52 FEET TO THE CENTERLINE OF STRAWFLOOR DRIVE; THENCE NORTH 83°38'27" WEST, ALONG SAID CENTERLINE, 83.92 FEET TO THE WEST LINE OF SAID SECTION 23; THENCE NORTH 00°29'35" EAST, ALONG SAID WEST LINE, 1095.84 FEET TO THE POINT OF BEGINNING, CONTAINING 18.82 ACRES (819,637 SQ. FT.), MORE OR LESS, SUBJECT TO A 30 FOOT ROADWAY EASEMENT ALONG THEREOF AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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WESTERN RESIDENTIAL DISTRICT

The Western Residential District of Jonesboro, is a vibrant and growing area that showcases the city's continued residential expansion and quality of life. Known for its diverse neighborhoods, spacious properties, and access to essential amenities, this district offers a compelling blend of suburban comfort and convenient proximity to the city's commercial corridors.

Anchored by both established communities and newer developments, the Western Residential District is ideal for anyone seeking a balance of accessibility and privacy. Residents benefit from strong public schools, recreational opportunities, and short commutes to medical centers, retail hubs, and Arkansas State University.

With a mix of historic charm and modern construction, the district reflects Jonesboro's growth while maintaining a distinct sense of community. Its appealing combination of space, tranquility, and connectivity makes it a cornerstone of residential life in Jonesboro.



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MARKET MAP

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DEMOGRAPHICS



**HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING**
Top Employment Industries
for Jonesboro, AR



2.4
Avg. Size
Household



20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.



87,575
Total Population



\$230,734
Median Home Value



3,655
Businesses



99,102
Daytime Population



33.7
Median Age



\$31,655
Per Capita Income



\$60,093
Median Household
Income



0.91%
2024-2029
Pop Growth
Rate

This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACT

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